Karen Johnson Davidson County
Batch# 1197010 DEEDQC
10/23/2024 09:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241023-0082280

EDITH P. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
103 POWELL COURT | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, October 3rd, 2024.

Notary Public

My Commission Expires: 02/28/27

New Owner Address:
David John Van Horne
Revocable Living Trust
6515 Stargazer Lane
College Grove, TN 37046

Send Tax Bills To:
Same

Map-Parcel Number:
114-04-0A-030.00CO

QUITCLAIM DEED

David J. Van Horne, married ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **David John Van Horne Revocable Living Trust**, dated June 18, 2019 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Brenda Kay Potts Van Horne**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **October 3rd, 2024**.

David John Van Horne

Brenda Kay Potts Van Horne

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **David J. Van Horne and Brenda Kay Potts Van Horne**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, October 3rd, 2024.



Edith P. Hamilton
Notary Public

My Commission Expires: 02/28/27

EXHIBIT A

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 141 of 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20180806-0076818, Instrument No. 20180806-0076995, amended in Instrument Numbers 20190306-0020566, Instrument No. 20190516-0046335 and Instrument No. 20210723-0099278, Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit B to said Declaration.

Being the same property conveyed to David J. Van Horne, married, from Kasey Van Horne, unmarried by deed of record in Instrument No. 20220503-0051212, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 730 Old Hickory Boulevard, Unit 141, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 3, 2024.

Affiant Signature

10/23/2-24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
October 23, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027